

MEMORANDUM

July 20, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 8/29

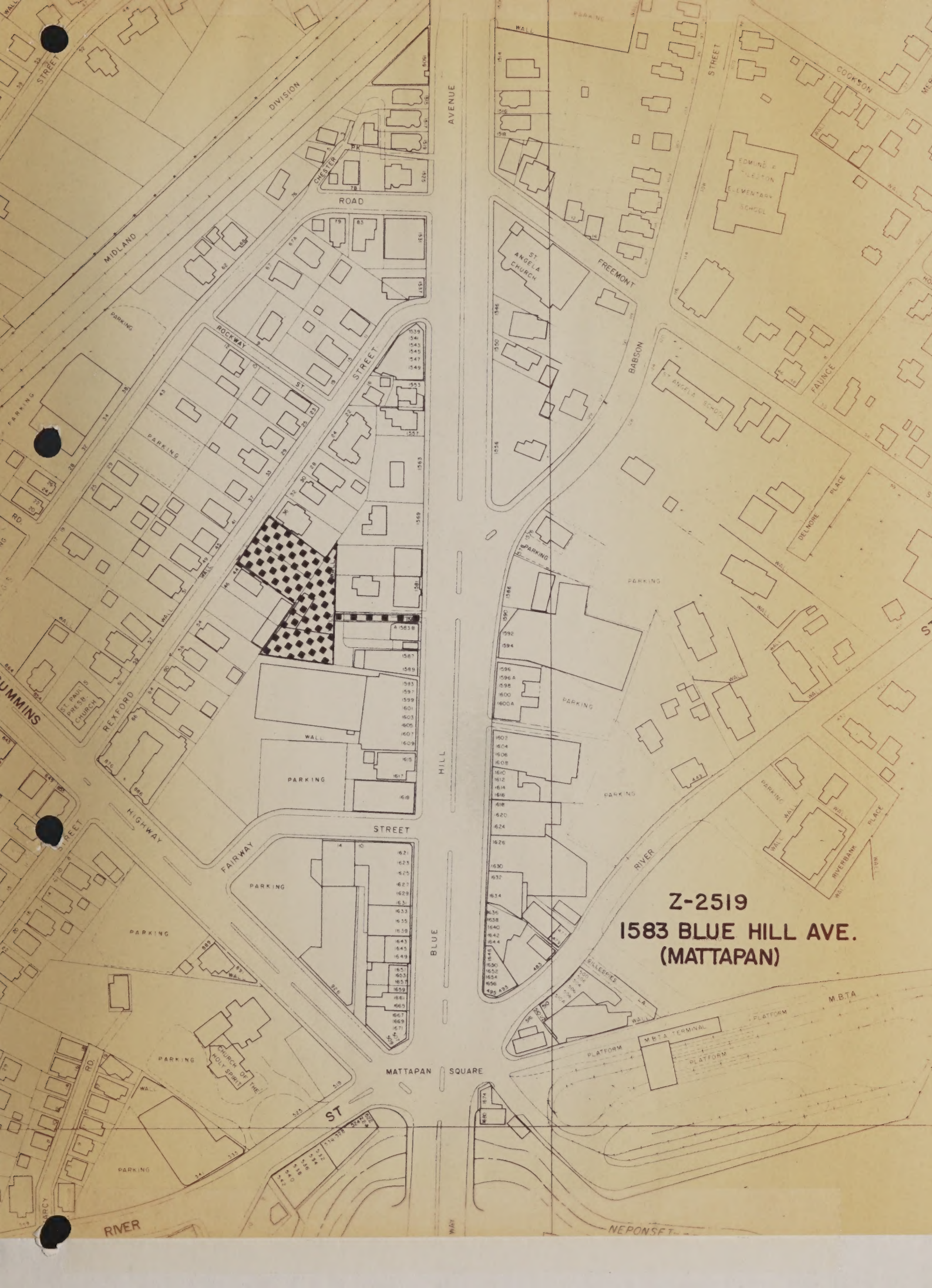
Petition No. Z-2519
Capitol Electric Supply Co., Inc.
1583 (Rear) Blue Hill Avenue,
Mattapan

Petitioner seeks two forbidden uses and two variances for a change of occupancy from light storage of electrical parts to an office, show room, and warehouse for electrical parts and supplies in a residential (R-.5) and general business (B-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A warehouse is forbidden in an R-.5 & B-1 district.		
Section 8-7. An office is forbidden in an R-.5 district.		
Section 20-1. Rear yard is insufficient.	40 ft.	4 ft.
Section 19-1. Side yard is insufficient.	10 ft.	2 ft.

The property, located on Blue Hill Avenue and Rexford Street near Mattapan Square, contains a two story structure. The occupancy is existing; petitioner further requests relief from a 1968 Board of Appeal proviso which limits use of the contiguous Rexford Street parcel to the rear 30 feet for parking and directs that the remainder of the parcel be utilized for residential development in accord with R-.5 requirements. The petitioner proposes to erect a six foot chain link fence along the front lot line of the parcel to increase the parking area. Commercial encroachment would have a disturbing and blighting affect on this two family neighborhood. Recommend approval of existing occupancy and denial of relief from 1968 Board of Appeal proviso.

VOTED: That in connection with Petition No. Z-2519, brought by Capitol Electric Supply Co., Inc., 1583 (Rear) Blue Hill Avenue, Mattapan, for two forbidden uses and two variances for a change of occupancy from light storage of electrical parts to an office, show room and warehouse for electrical parts and supplies in a residential (R-.5) and general business (B-1) district, the Boston Redevelopment Authority recommends approval of the existing office, show room and warehouse occupancy and denial of relief from 1968 Board of Appeal proviso. Commercial encroachment would have a disturbing and blighting affect on this two family neighborhood.



Z-2519
1583 BLUE HILL AVE.
(MATTAPAN)

Board of Appeal Referrals 7/20/72

Hearing Date: 9/19

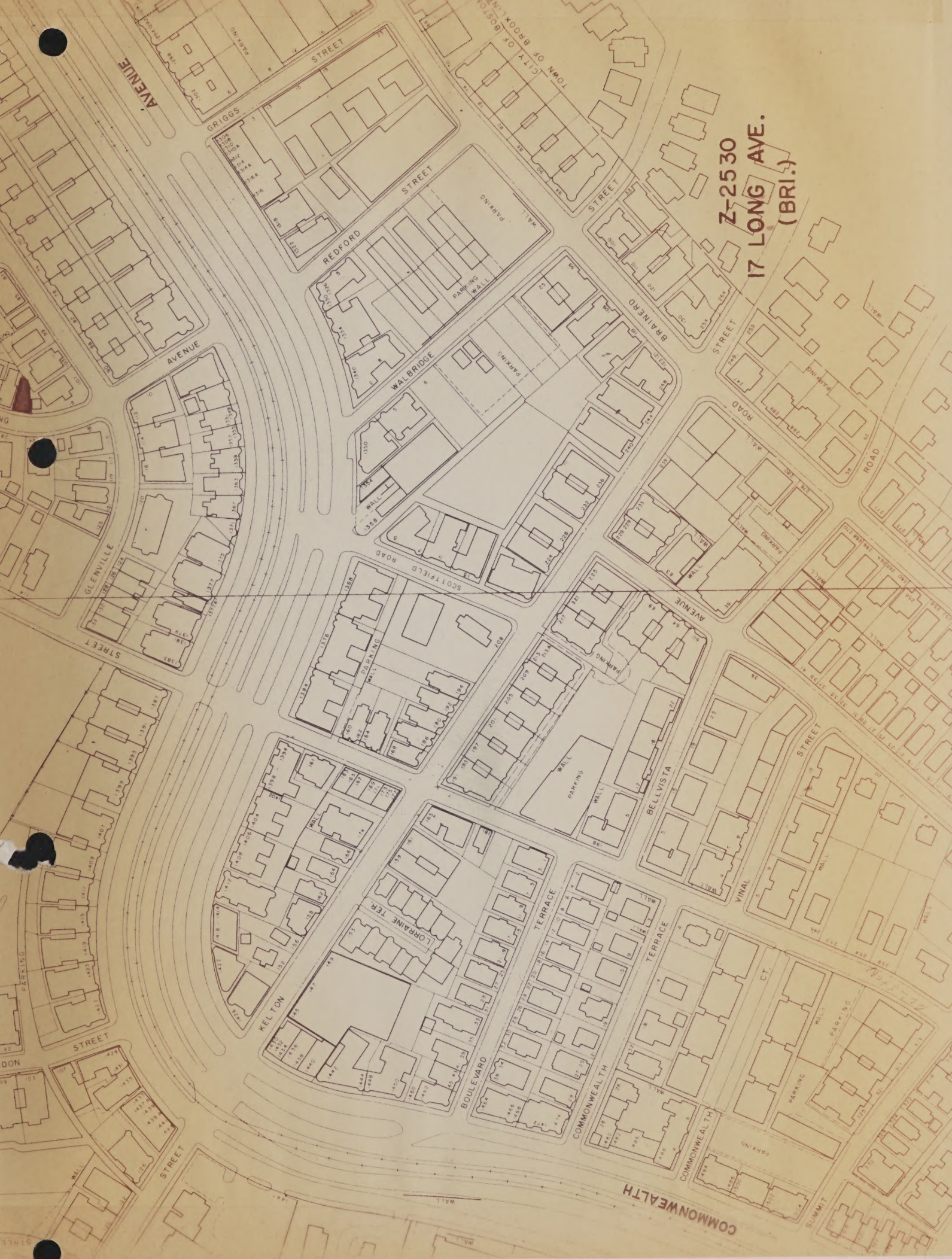
Petition No. Z-2530
Vasilios & Mina Davos
17 Long Avenue, Brighton

Petitioner seeks a forbidden use and three variances for a change of occupancy from three to four apartments in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area and open space is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is not provided.	1000 sf/du	0
Section 17-1. Open space is insufficient.	900 sf/du	85 sf/du
Section 15-1. Floor area ratio is excessive.	1	2

The property, located on Long Avenue near the intersection of Glenville Avenue, contains a three story and basement brick structure. Existing floor area ratio and open space violations would be increased minimally. The proposal is consistent with the general residential character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2530, brought by Vasilios & Mina Davos, 17 Long Avenue, Brighton, for a forbidden use and three variances for a change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing floor area ratio and open space violations would be increased minimally. The proposal is consistent with the general residential character of the neighborhood.



Z-2530
17 LONG AVE.
(BRI.)

Board of Appeal Referrals 7/20/72

Hearing Date: 9/26

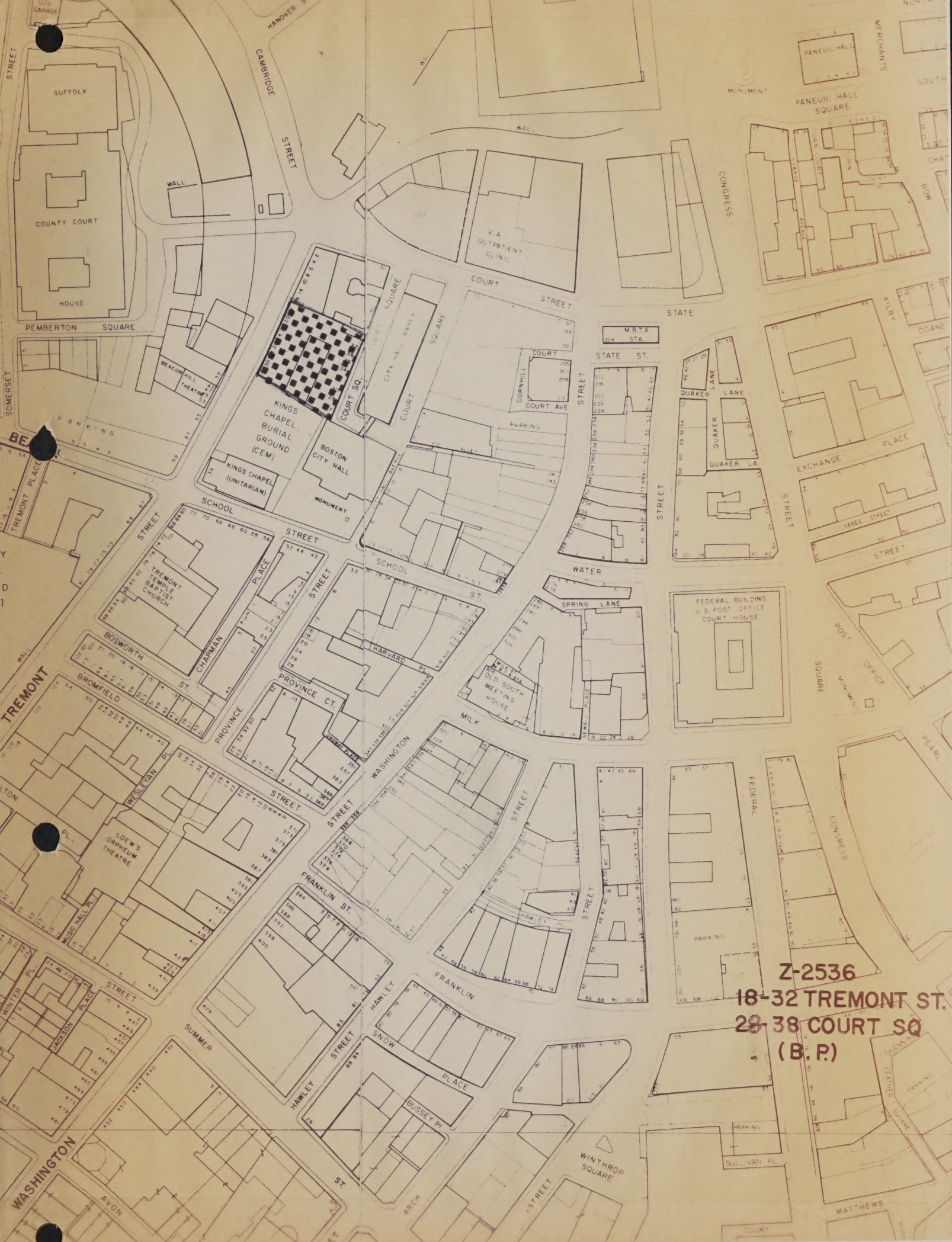
Petition No. Z-2536
First Realty Management Corp.
Brigham's (Lessee)
18-32 Tremont Street &
28-38 Court Square, Boston

Petitioner seeks a conditional use permit for a change of occupancy from stores and offices to stores, offices and take-out restaurant in a general business (B-8) district. The proposal violates the code as follows:

Section 8-7. A take-out restaurant is conditional in a B-8 district.

The property, located on Tremont Street and Court Square near the intersection of Court Street, contains an eleven story commercial structure. The proposed "Brigham's" restaurant would occupy a former street level bank. The staff recommends that sign and facade plans be submitted for design review. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2536, brought by First Realty Management Corp., Brigham's (Lessee), 18-32 Tremont Street and 28-38 Court Square, Boston, for a conditional use for a change of occupancy from stores and offices to stores, offices and take-out restaurant in a general business (B-8) district, the Boston Redevelopment Authority recommends approval provided that sign and facade plans are submitted to the Authority for design review.



Z-2536

18-32 TREMONT ST.

28-38 COURT SQ

(B.P.)

Board of Appeal Referrals 7/20/72

Hearing Date: 8/15

Petition No. Z-2541
Eastern Salvage Company
Joseph D. Amara
25 Third New Way
Hyde Park

Petitioner seeks a forbidden use to use premises for outdoor storage and dismantling of engines of used cars in a light manufacturing (M-1) district. The proposal violates the code as follows:

Section 8-7. Outdoor storage and dismantling of motor vehicles is forbidden in an M-1 district.

The property, located at the intersection of Third New Way and Fairmount Avenue, bounded by Penn Central right-of-way and the Neponset River, contains approximately 60,000 square feet of land. Abandoned and towed vehicles would be temporarily stored on the property until such time as the engines could be removed and shipped. This proposal would seriously affect the abutting MDC reservation, visually blight and tend to pollute the Neponset River. Towing vehicles generated by the use would disrupt traffic along Fairmount Avenue. Recommend denial.

VOTED: That in connection with Petition No. Z-2541, brought by Eastern Salvage Company, Joseph D. Amara, 25 Third New Way, Hyde Park, for a forbidden use to use premises for outdoor storage and dismantling of engines of used cars in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. This proposal would seriously affect the abutting MDC reservation, visually blight and tend to pollute the Neponset River. Towing vehicles generated by the use would disrupt traffic along Fairmount Avenue.



Z-2541
25 THIRD NEW WAY
(H.P.)

Board of Appeal Referrals 7/20/72

Hearing Date: 8/15

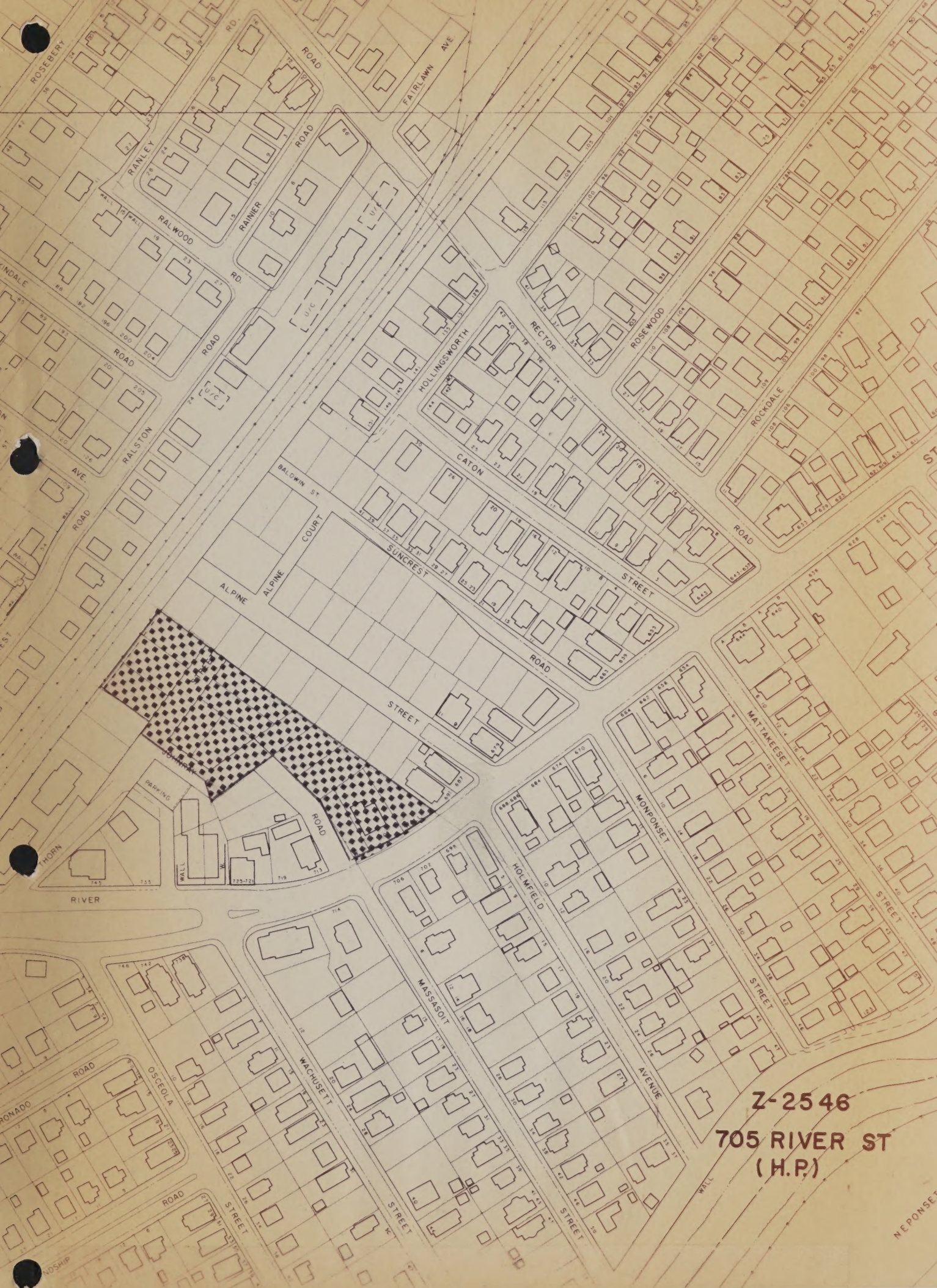
Petition No. Z-2546
Boston Housing Authority
CBI Corporation
705 River Street, Hyde Park

Petitioner seeks a forbidden use, a conditional use and six variances to erect a four story 105 unit apartment dwelling for the elderly in a residential (R-.5) and a light manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A multi family dwelling is forbidden in an R-.5 district, and conditional in an M-1 district.	
Section 14-2.	Lot area for additional dwelling unit is insufficient.	3000 sf/du 72 sf/du
Section 14-3.	Lot width is insufficient.	200 ft. 170 ft.
Section 15-1.	Floor area ratio is excessive.	.0.5 0.54
Section 16-1.	Height of building is excessive.	2 stories 4 stories 35 feet 40 feet
Section 17-1.	Open space is insufficient.	1000 sf/du 692 sf/du
Section 20-1.	Rear yard is insufficient.	40 ft. 27 ft.

The property, located on River Street at the intersection of Johnray Road, contains a 2½ story frame structure which would be demolished. The proposal would include 60 efficiency units, 40 one bedroom units and 5 two bedroom units. Mattapan Square and Hyde Park shopping areas, as well as public transportation, are convenient to the site. The following is recommended: that all plans and drawings be submitted to the Authority for design review; that the site be suitably landscaped and screened by plantings or fence from the Penn Central right-of-way and the abutting nursing home and residential development. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2546, brought by Boston Housing Authority, 705 River Street, Hyde Park, for a forbidden use, a conditional use and six variances to erect a four story 105 unit apartment dwelling for the elderly in a residential (R-.5) and light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all plans and drawings be submitted to the Authority for design review; that the site be suitably landscaped and screened by plantings or fence from the Penn Central right-of-way and the abutting nursing home and residential development.



Z-2546
705 RIVER ST
(H.P.)

Board of Appeal Referrals 7/20/72

Hearing Date: 8/22

Petitions Nos. Z-2547-2548
Star Market Properties, Inc.
87-89, 91-93 River Street;
10 & 14 Sturbridge Street,
Dorchester

Petitioner seeks two forbidden uses and six variances to use premises for the parking of 70 cars in a residential (R-.5) district. The proposal violates the code as follows:

<u>91-93 River Street</u>	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A parking lot is forbidden in an R-.5 district.		
Section 18-1. Front yard is insufficient.	25 ft.	0
Section 19-1. Side yard is insufficient.	10 ft.	0
Section 20-1. Rear yard is insufficient.	40 ft.	0

14 Sturbridge Street

Section 8-7. A parking lot is forbidden in an R-.5 district.		
Section 18-1. Front yard is insufficient.	25 ft.	0
Section 19-1. Side yard is insufficient.	10 ft.	0
Section 20-1. Rear yard is insufficient.	40 ft.	0

The property, located on River and Sturbridge Streets, owned by Star Market, contains two boarded up vacant frame dwellings on 24,628 square feet of land. It is proposed to demolish these structures and create a 70 car parking lot for customers and employees of Star Market located directly opposite the site. While customers will have to cross heavily travelled River Street, the Star Market proposes to hire a special traffic policeman to handle the intersection. Recommend approval

VOTED: That in connection with Petitions Nos. Z-2547-2548, brought by Star Market Properties, Inc., 87-89, 91-93 River Street and 10 & 14 Sturbridge Street, Dorchester, for two forbidden uses and six variances to use premises for the parking of 70 cars in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. While customers will have to cross heavily travelled River Street, the Star Market proposes to hire a special traffic policeman to handle the intersection.

Z-2547-48
14 STURBRIDGE ST.
91-93 RIVER ST.
(DOR.)

Board of Appeal Referrals 7/20/72

Hearing Date: 10/3

Petition No. Z-2549
Walter H. Gannon
56-58 Murdock Street
Brighton

Petitioner seeks a forbidden use and three variances for a change of occupancy from two to three families in a residential (R-.5) district. The proposal violates the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	Any dwelling converted for more families and not meeting the requirements of lot area is forbidden in an R-.5 district.		
Section 14-1.	Lot area is insufficient.	2 acres	17,020 sf
Section 14-3.	Lot width is insufficient.	200 ft.	93 ft.
Section 14-4.	Street frontage is insufficient.	200 ft.	93 ft.

The property, located on Murdock Street near the intersection of Mapleton Street, contains a 2½ story frame dwelling. The proposed conversion would be inconsistent with the one and two family nature of the neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-2549, brought by Walter H. Gannon, 56-58 Murdock Street, Brighton, for a forbidden use and three variances for a change of occupancy from two to three families in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposed conversion would be inconsistent with the one and two family nature of the neighborhood.



Z-2549
56-58 MURDOCK ST.
(BRI.)

Board of Appeal Referrals 7/20/72

Hearing Date: 10/3

Petition No. Z-2550
Powers Tavern, Inc.
Teresa Cunningham
1126-1130 Dorchester Avenue
Dorchester

Petitioner seeks a variance to legalize the occupancy of an existing tavern in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	20 ft.	11 ft.

The property, located on Dorchester Avenue near the intersection of Savin Hill Avenue, contains a one story frame structure. The existing tavern - restaurant was constructed on part of an existing foundation. The yard violation is minimal. Adequate off-street parking is supplied. It is recommended that no further construction be allowed on the site and that the parking lot be suitably screened from abutting residential properties. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2550, brought by Powers Tavern, Inc., Teresa Cunningham, 1126-1130 Dorchester Avenue, Dorchester, for a variance to legalize the occupancy of an existing tavern in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that no further construction be allowed on the site and that the parking lot be suitably screened from abutting residential properties.



Z-2550
1126-1130 DORCHESTER AVE.
(DOR.)

